# the Exchange

Eastern Washington

August 6 - 12, 2026

# BUY - SELL

*Classified Ad Deadline: Wednesday 1pm*

509-922-3456 Call/Text I 5111 E. Trent Avenue, Spokane I www.PacificNW.Exchange VOL. XLV NO. 52 I *FREE!*


10TH Anniversary!

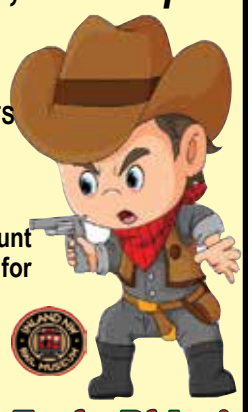
Kids 12 & Under FREE!

Saturday August 8th, 10am-5pm

NEW CARS OPEN • MODEL TRAINS
TOUR OUR MUSEUM TRAIN
TWO FLOORS OF MEMORABILIA
DRIVE A SPIKE • WALK AMONG GIANTS
SPECIAL HISTORICAL EXHIBITORS
FREE CAKE & ICE CREAM • FUN!

*GIFT SHOP DISCOUNTS!*

That's right! Draw your discount slip from our old cowboy boot for a discount in our gift shop.
*Earn a 10-25% discount!*



Western Theme Train Rides!

*"Watch Out For Train Robbers!"*

**ADMISSION:**

*12 Under Free • Adults $14, Senior & Military $12*

Inland Northwest Rail Museum

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Buying men's wristwatches. Honest, discreet collector paying cash for Omega, Rolex, Seiko, etc.; also buying watchmaker tools, parts, broken watches. Dan 509-220-1878

**LETS MAKE A DEAL! CASH TALKS! $199,995**
Three bedroom, one bath, North Spokane area, 1100 sq.ft., basement is over 700 sq.ft., large 2 car garage, large lot. Call Larry for more information & location, 425-244-6776

**BEAUTIFUL TOY AUSSIES**
Dot & Naughty are ASDR registered, health tested parents, lovely temperaments, shots & worming. Ready to go! Call or text 509-475-4880 Spokane

**2022 TAN 38' KEYSTONE SPRINGDALE RV**
Purchased new in 2024 off lot with MSRP of $54,055. This destination trailer sleeps eight with a full size bedroom & additional sleeping space in living room, two large slide outs, awning, fireplace, TV, solar, full size refrigerator with plenty of walking space while you cook. Too many amenities to list, come see this gorgeous home, $38,000 or best offer. Call 509-435-2752 Spokane Valley

**HEARING LOSS CAUSED BY NOISY JOB?**
We specialize in Washington Labor & Industry claims for Hearing Aids. We accept other types of insurance too. Call the Hearing Center, 509-276-8859, www.EarGeek.com Ask about Hearing Aids at no cost to you

**MISSING ANATOLIAN/ PYRENEES MIX PUPPY**
6 months old missing from Fairview fire August 1st. Has orange collar with gold tag, his name Morty. Call or text with any information 509-991-5015

**THE HEIGHTS MOTEL IN AIRWAY HEIGHTS HAS VACANCIES**
Studio, $350 week/ $1300 month; 1 or 2 bedroom, $400 week/ $1500 month. 13504 W. Sunset Highway, Airway Heights. Call 509-481-7338

**3/4 GERMAN SHEPHERD/ 1/4 BORDER COLLIE PUPPIES**
One male & two female for rehoming. They have first shots & have been wormed, born June 1, $200. Call or text, 509-818-8678 Metaline Falls

**1994 BOUNDER MOTORHOME SERIES MODEL 34**
86,600 original miles, 3 new batteries, runs good $4500. Also selling octagon shaped wood burning stove, $300. Call Jerry 509-385-4282 Spokane

**AKC BRITTANY PUPPIES**
10 weeks old, vaccinated & wormed, hunting lines, raised on our farm, been shot around, already chasing feathers! 1 orange male, 1 black male, 2 orange females left. For more information call/ text, 509-675-2658 Colville

**1977 CHEVY NOVA 2 DOOR**
Red with black interior, 65,000 miles, 350 Chevy motor, Promax heads, chrome intake manifold, posi rear end, 342 ratio. I have owned the car for 10 years & have all the paperwork, $25,000. Call 509-290-7531 Spokane Valley

**SOLID OAK DRESSER WITH MIRROR**
$500. 509-537-8018 Kennewick

**LOVE BIRDS**
$250 each. Cage 51x36x18, $200. Call or text, 509-537-8018 Kennewick

**FOR RENT IN PATEROS PREMIUM 1664 SQ.FT. GARAGE/ SHOP**
Massive clearance, two extra tall bay doors, electricity, insulated, private property, gated, $1200 month. Call or text, 206-354-5541

**OAT HAY IN ROUNDS**
Averaging 800lbs, $95 per bale. First cutting of alfalfa in round bales averaging 750lbs, $90 per bale. Cash only! Call or text, 509-953-3060 Deer Park

**PRIVATE ACREAGE, 5 BEDROOMS, 3 BATHROOMS**
Including a detached 2 bedroom, 1 bathroom ADU. Near Long Lake & the Spokane River, on 17.87 acres. Updated kitchen, roof, well pump, & pressure tank. Fenced yard, 25x35' insulated shop, & 24x36' pole barn/arena. Only 30 minutes to Spokane. New Price! Offered at $669,900. Eric Etzel, 509-995-2833, Choice Realty


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# GARAGE/ ESTATE SALES & EVENTS

### DOWNSIZING! BIG YARD SALE IN SPOKANE

Saturday, August 8, 8am-2pm, 1908 E. 35th Avenue, Spokane. Closing & liquidating Quilted Bag business, great selection of fabrics, scraps to yards. New 10x10' folding canopy with folding side curtains, like new inversion table with heated message bed, power tools, Skilsaw, angle grinder, palm sander, oscillating tool kit, miscellaneous hand tools for home & yard, new 6 gallon 150psi compressor with 2 nailers, golf push cart, new bicycle helmet, bike accessories & tools, fly fishing gear: rod, reel, vest, dozen of flies, outdoor items, miscellaneous household goods & linens

### THREE GENESEE IDAHO STORAGE UNIT LIQUIDATION

115 Walnut Avenue, Genesee. Saturday, August 8 from 8am-3pm. Storage units with collectible pottery, glassware, antiques, smalls, furniture & more in downtown Genesee, Idaho

### PACIFIC NORTHWEST ESTATE SALE

Friday, August 7, Saturday, August 8 & Sunday, August 9, 10am-3pm. 1188 N Glasgow Drive, Post Falls. Lots of vintage items & dishware, Pampered Chef, Waterford glassware, Franciscan dishware, antique hand tools, tons of antique & vintage table lamps & floor lamps, clothing, jewelry, kitchen, small appliances, clothing, shoes, linen towels, everyday household goods, vintage 1940's traveling suitcase, LP's, Edison record player with records, vintage wrought iron patio set, & more! Follow us on social media for videos of what's available!

### 4TH ANNUAL SALE IN NORTH SPOKANE

Thursday, August 6 10am-8pm, Friday, August 7 & Saturday, August 8, 8am-8pm. 3308 E. Liberty Avenue, Spokane. Antique mannequin, neon beer signs, Craftsman compressor, Thomas Edison Amberol record phonograph, golf club set, antique radios, Beatles slot machine, 2 oscilloscopes, 4 vinyl fence kits, musical instruments, stereo equipment, tools, jewelry, clothes, brass, glass, toys, collectables & much more!

### OCD ESTATE SALE

Friday, August 7 & Saturday, August 8, 8am-5pm. 5307 N. Argonne Lane, #9, Spokane Valley. This Condo is flowing with lots of treasures. We have Fiestaware, cast iron, household goods, silverware, jewelry, books, clothing, movie memorabilia, artworks, plants, glassware, cast iron pot belly stove, antiques, beautiful antique kitchen hutch, fountains, hall tree, & much more!

### SLOT MACHINES

Buying in any condition, also parts. Complete repairs or restoration service too. Private party, 509-922-2454 Spokane

### ESTATE SALE IN MOSCOW, IDAHO

Saturday, August 8, 9am-5pm & Sunday, August 9, 9am-2pm. 1326 Tamarack Street, Moscow. Mid-Century modern furniture, vintage, artwork, decor, tools, mowers & much more!

### THE OWENS GALLERY ESTATE SPECTACULAR EXTRAVAGANZA

1514 S. Flint. Thursday & Friday, August 6 & 7, 9am-3pm. The Gallery is Overwhelmingly Overloaded!!! We are unloading truck after truck of quality estate personal property. PLUS the continuation of other Lifetime Estate Collections. View photos at www.OwensAuction.com. An unbelievable collection of goodies, priced & ready to sell. An endless shopping adventure. Loaded with an Amazing Selection of Quality Furniture, Furnishings, Home Decor, Leather, Antiques/ Collectibles. Fine Art, Neon Beer Signs, 1940's Mills Slot Machines, Mirrors, & Advertising. Seeburg Select-o-Matic 100 Juke Box, Antique Microscopes, Yamaha Disklavier, Lladro Collection, Brass & Copper, Dolls, Lionel "O" gauge trains, Carnival Glass Collection, Murano, Tiffany Style Lamps, Burled Root Furniture, Stickley, Patio, Art Glass, Majolica, Spode, Tiffany, Bronze Sculptures, Cast Iron Parlor Stoves, Gold & Silver Jewelry, China/ Porcelain, Glassware, Waterford. Loads of Sports, Clocks, More Art than anywhere in the Inland Empire! Books, Phonographs, Radios, More Tools, Snow Blowers, Industrial Meat Slicers, Cider Press, Records. Samsung Front Load W/D, ASKO QUATRO W/D, Kayak, Kenmore & Whirlpool Freezers, Iron Patio Furniture, Fishing/ Camping, More Carpets, Asian, Display Cases, Tiffany Style Lamps, Vintage Movie Posters, More Taxidermy, Wool Blankets, Books, Western Art, Ethnic Collection, Soapstone, Cloisonne, Trade Beads, Fur Coats. Over 10,000 square feet of quality estate personal property. We have added more & more, with loads of surprises. Our new location, 1514 S. Flint Rd, Airway Heights. The Triumph Building off Hwy 2 next to the Rusty Moose. Please view 100 photos at www.OwensAuction.com 509-891-9935

### BUYING ESTATE CONTENTS

www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

### OVER THE MOON RELICS THANKS EVERYONE FOR THEIR

Support during our family emergency. I think everyone will agree, this is a crazy time for all. We hope to be here this week for you. Please watch our social media for updates as our family emergency continues or call the store to check for opening hours. We will be closed again sometime after this week, but we are excited to get new lighting installed in the store window. We still have a nice selection of fresh new inventory for you to browse. Our recently reloaded collection of Halloween masks is a big hit with the collectors, they are going fast! Thank you for your unwavering support of our small shop! Our regular hours: closed Monday; Tuesday to Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm & Sunday 1pm-4pm. 604 W. Garland Avenue, Spokane. 509-998-7660

### THE ESTATE COMPANY ESTATE SALE

2639 E. 39th Avenue at Regal, Spokane's South Hill. Thursday, Friday & Saturday, August 6, 7 & 8, 8am-3pm. Amazing antiques & Mid-Century modern Furniture! Cool collectables! Furniture: barrister bookcases, dutch book mill, Lundstrom 10 drawer file cabinet, Verbeek & Peckholdt wood case, mid-Century modern atomic iron/ laminate tables, mid-Century modern magazine rack by Tony Paul, mid-Century modern Birchcraft louvered door cabinet & bookcase, mid-Century modern Baumritter breakfast hutch, Ethan Allen maple table with chairs, antiques cabinets & display cases, curio cabinets, Lane cedar chest, mid-Century modern Birchcraft dressers & bed with Sealy mattress, Ethan Allen dressers & nightstands, maple bed frames, Young Republic dressers, antique & vintage trunks, mid-Century modern desk, mid-Century modern table & floor lamps, Fenton ruby red hurricane lamp, braided rugs, Bernhardt china cabinet, sideboard, dining table & chairs; Victorian marble top table, antique & rattan rockers, English oak gate leg table, Mission style oak table, Starck upright piano, bookcases, office desks, library table, spindle & rockers, tea cart, Catalina tile table, outdoor rockers. Home Décor: Vintage Carnival glass, Higgins art glass & other, paper weights, Murano Zanfirico vase & ashtrays, Caprice & Fostoria ice buckets, William Eppens painting, Fenton & Northwood swung glass, painting & prints. Collectables: Vintage magazines: Mad, Rolling Stones, Football, Basketball; comic books, postcards, vinyl records, vintage toys & games, steam engine, daisy dollhouse furniture, buttons, insulators, Pepsi glasses, antique books & children's books, Little Books, Purdue football collectables, pendants, sweetheart pillow covers, porcelain syrup dispensers, advertisements, bottles, Dr. Scholl's metal display cabinet, wood toolbox, tobacco tins, signs. Other: Neiman Marcus owl pitcher, Spode & Haviland china, Gold Rim glasses, mid-Century modern glasses, Melamine dishes, Royal Doulton Toby & Royal Bayreuth creamers, cast iron pans, Nippon, vintage clothes, shoes, hats; vintage linens & quilts, Coach, Dooney, Kors, Lucite purses; Bakelite, costume jewelry, bagged jewelry, lanterns, pool table, blackjack table, vintage golf clubs, turntables, guitar, fishing, Singer sewing machines, Bose radio, Sony Trinitron, Magnecorder reel to reel & preamp, Stereoscope, Magnavox stereo console, Samsung 50" TV, cameras, washer & dryer. Please do not disturb owners, home for sale, coming soon! www.HomesByNichols.com Tom, 509-475-1313

### GOLD & SILVER COINS

Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

### ON GOING ESTATE SALE

Woodworking tools, miscellaneous items, 2 new guitars, tree climbing equipment, 2 Thompson 50 caliber Hawken rifles, many accessories, gun stock checkering tools, German made lathe turning tools. Call Richard for appointment, 509-276-0554 Deer Park

### ESTATE SALE IN STATELINE, IDAHO

Final days Friday, August 14, Saturday, August 15 & Sunday, August 16, starting at 11am. 6105 W. Seltice Way, Stateline, next to Cruiser's Bar. Antiques, collectables & good used household items, up to 50% off & more! Outside, cash only $2 dollar tables, bring boxes or totes to fill

## SALES & AUCTION INDEX

### SALES & EVENTS

| | | |
|---|---|---|
| August 6 & 7, 9am-3pm | The Owens Gallery Estate Spectacular Extravaganza | 1514 S. Flint, Airway Heights |
| August 6, 10am-8pm & August 7 & 8, 8am-8pm | 4th Annual Sale in North Spokane | 3308 E. Liberty Avenue, Spokane |
| August 6, 7, & 8, 8am-3pm | The Estate Company Estate Sale | 2639 E. 39th Avenue, Spokane |
| August 7 & 8, 8am-5pm | OCD Estate Sale | 5307 N. Argonne Lane #9, Spokane Valley |
| August 7, 8, & 9, 10am-3pm | Pacific Northwest Estate Sale | 1188 N. Glasgow Drive, Post Falls |
| August 8, 8am-3pm | Three Genesee Idaho Storage Unit Liquidation | 115 Walnut Avenue, Genesee |
| August 8, 8am-2pm | Downsizing! Big Yard Sale in Spokane | 1908 E. 35th Avenue, Spokane |
| August 8, 8am-3pm | Genesee Yard Sale in the Country | 1151 Jones Road & 1204 Jones Road, Genesee |
| August 8, 9am-5pm & August 9, 9am-2pm | Estate Sale in Moscow Idaho | 1326 Tamarack Street, Moscow |
| August 14, 15, & 16, 11am | Estate Sale in Stateline Idaho | 6105 W. Seltice Way, Stateline |

### AUCTIONS

| | | | |
|---|---|---|---|
| August 6, 12pm | Okanogan | Randy's Towing | 2135 Elmway |
| August 6, 12pm | Brewster | Abandoned Vehicle Auction | 25899 Hwy 97 S. |
| August 6, 11am | Quincy | Abandoned Vehicle Auction | 401 F Street SW |
| August 8, 11am | Cashmere | Abandoned Vehicle Auction | 200 Titchenal Road |
| August 8, 9am | Kamiah | Ted's Valley AuctionConsignment Auction | 2114 Hill Street, Kamiah |
| August 8, 9am | Colton | Clint & Lam Auction | 751 Boone Hill Road |
| August 8, 10am | Wenatchee | Timberline Towing & Recovery LLC | 3518 US Highway 97A Suite B |
| August 9 | Online | Blacktail Storage Public Sale | www.AuctionDepot.net |
| August 11, 11am | Chelan | Wrecked & Abandoned Vehicle Sale | 620 E. Iowa |
| August 12, 11am | Quincy | Abandoned Vehicle Auction | 401 F Street SW |
| August 12, 12pm | Spokane | Nelson's Towing Auction | 808 E. Houston Avenue |
| August 13, 9am | Online | PRO-TOW Vehicle Auction | auction.pro-tow.com |
| Ongoing | Online | Audri's Attic Online Variety Consignment Auction | www.AudrisAttic.com |



509-922-3456

# RETAIL SALES & EVENTS

**METRO ECLECTIC'S SUMMER MID-CENTURY SALE**
Our big Summer Sale continues this week. Over 5000 sq.ft. of mid-century modern & vintage furniture, lighting, & décor are priced at 10%–70% off including outdoor furniture. If you're updating your style for summer, you'll find unique, authentic mid-century modern, Danish modern, & vintage pieces on sale now. Regular hours: Thursday–Saturday, Noon–5pm, & by appointment. 604 N. Monroe Street, Spokane, across from My Fresh Basket. www.MetroEclectic.com

**NEED CASH? BUYING OLD SILVER DOLLARS & COINS**
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

**CASH FOR OLD MILITARY SOUVENIRS, POLICE BADGES & INDIAN**
Collector buying: old Indian/ Western items, military items from 1776 wars to Vietnam, old wood decoys, old arrowheads & beadwork, JB Lucas art & Harold Balazs artwork, old railroad & metal signs, old Winchester items & spurs, badges, license plates, military memorabilia souvenirs & flight jackets. Wood working, leather working, & blacksmith tools, pokemon & sports cards old sporting goods of all kinds, old barn motorcycles, antiques, heirlooms, jewelry & coins. Thank you to all Veterans who have served now & in the past! Cash today! 509-484-0160 Spokane

**CLAYTON FARMERS MARKET**
Every Sunday, 11am-4pm. Clayton Community Fairgrounds. Locally grown, raised & made plants, produced soaps, jewelry, wood items, coffee beans & so much more! Lunch & ice cream available

**YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!**
Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

**WE BUY BOOKS! MODERN TO ANTIQUE**
We specialize in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

**GARLAND TREASURE TROVE IS NOW BUYING DUNGEONS & DRAGONS**
Stuff, call Nate at 509-951-2547. Browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

**RUSTY TREASURES IN DOWNTOWN ST. MARIES IDAHO**
Features Savage 99 rifles & rare animal traps. Our featured lineup includes Savage 99 lever action rifles & rare vintage animal traps: Newhouse, Herter's, Peevy, Triumph & more. Plus, Native American jewelry, vintage hunting & fishing gear, taxidermy, art, glassware, ink wells, vintage still banks, furniture, & decor with real character for any house or cabin, Ruana knives, Western chaps, browse hand-carved wood duck decoys, each one a unique piece of sporting art. Visit Rick & Terrillyn, Fridays & Saturdays, 10am-4pm. 911 Main Avenue, St. Maries, Idaho

**YOU NEVER KNOW WHAT TREASURES YOU'LL FIND AT**
Discovery Shop. Visit us for clothing, accessories, jewelry, shoes, housewares, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

**FREE UPRIGHT PIANO**
In good condition, you pick up. Call 509-448-6877 Valleyford

**BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT**
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

**APPLIANCE WAREHOUSE DRYER BLOWOUT SALE!**
We are your One Stop Shop for buying a quality used appliance with a warranty or dropping off your unwanted appliance. Refrigerators $289 & up, washers $289 & up, Stoves $189 & up, Dryers $100 & up, freezers & more! *Prices may vary on stock. Call us at 509-487-8209. Appliance Warehouse, 5302 N Haven St, Spokane

**INLAND NORTHWEST RAIL MUSEUM IS OPEN FOR THE SEASON!**
Open Thursday, Friday, Saturday & Sunday, 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

**BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL**
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

**PREMIER AUCTION CENTER HAS AN ONLINE AUCTION THIS WEEK!**
Check the website for details, a complete listing & pictures, PremierAuctionCenter.HiBid.com Also, mark your calendars for our monthly live auction, Friday, August 14. As always, keep up to date with information on our website, www.PremierAuctionCenter.com

**GREAT CIGAR SELECTION AT WARPATH SMOKE SHOP**
In Plummer & Worley. Try the Kristoff cigar line. We have great prices throughout the store

**ESTATE FURNITURE, VINTAGE ITEMS, WOOD SHOP EQUIPMENT**
Rolling hardwood kitchen island, 46" Grizzly wood lathe, 24" throat scroll saw, vintage Delta 6" shaper, 23 cu.ft. chest freezer, 8 cu.ft. chest freezer, grandfather clock, hide-a-bed sofa, large wooden rocking chair, ornate metal patio coffee table, Flexsteel chair with ottoman, bookshelves of all sizes, pantry cabinets, shop & garage storage cabinets, recliners, beds, buffets, curio cabinets, bistro table with 4 chairs. Visit our store full of ideas today! Red Barn Second Hand, 490 W. 2nd Avenue, Colville. Monday-Saturday, 9am-5:30pm. 509-684-8995


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SPOKANE DISC DOGS

Will be performing at SHADLE PARK
WED., AUGUST 12TH
Registration at 5:30pm
We begin at 6pm
Near the
Shadle Park Aquatic Center
2005 W. Wellesley, Spokane

Next Disc Dog Event: Sprague Days
VIKING DRIVE INN
Saturday, September 12 at 10am
Registration at 9:30am

209 E. 4th Avenue, Sprague WA - 33 miles West of Spokane

Disc Dogs will be at VALLEY FEST
Saturday, September 26 at 10am
Registration between 9am-9:30am
Mirabeau Point Park
Across from the Falls
13500 E. Mirabeau Pkwy

State Championship Event - Trophies for 1st through 6th place

FREE TO ENTER! GREAT FAMILY FUN!

# AUCTION

COLTON, WA

## SAT. AUGUST 8 - 9AM

### 751 Boone Hill Road, Colton, WA

**See Website for Complete Listing & Pictures**
**www.ClintsAndLam.com**

1929 Model A Coupe Fully Restored, D5 Caterpillar w/ 12' Blade, D4-7U Caterpillar, Ford 801 Tractor, 1985 Ford F250 Pickup, 2 Honda Trail 90's, 1993 Honda 300 4 Track, 2016 Honda 150 PCX. 2 Large Anvils & Cone, Shop, Household & Collectibles.

**CLINTS & LAM AUCTIONS**
*"Four Generations of Honest Hard Work"*
1644 Highway 6 • Potlatch, ID 83855 • 509-330-0015 or 509-336-2852
Gary Lam & Darby Baldwin, Auctioneers (Lic. 1913)
thelamclan@hotmail.com

### VEHICLE AUCTIONS

PRO-TOW Auburn, PRO-TOW Maple Valley, PRO-TOW Spokane will sell to the highest bidder 22 vehicles beginning 9am on August 13, 2026 at auction.-pro-tow.com Viewing available now. For more information email auction@pro-tow.com

### STUBBY LAKE SMOKESHOP

Has a bin of $2 out of date cigarettes. 396610 Hwy 95, Plummer ID 208-686-9313

### ABANDONED VEHICLE AUCTION

Saturday, August 8, 2026, 11am. Viewing starts at 10am. B&T Towing, 200 Titchenal Road, Cashmere, Washington

### ABANDONED VEHICLE AUCTION

Quincy Towing Inc. 401 F St SW, Quincy, WA, 98848. Wednesday, August 12, 2026. Viewing at 10am, auction at 11am. Auctioning a 19997 Chevy Suburban; 2003 Toyota Corolla #5001

### CLINTS & LAM AUCTION IN COLTON, WASHINGTON

Saturday, August 8 at 9am. D5 Caterpillar with 12' Blade, D4-7U Caterpillar, Ford 801 Tractor, 1985 Ford F250 Pickup, 2 Honda Trail 90s, 1993 Honda 300 4 Track, 2016 Honda 150 PCX, two large anvils & cone, shop, household & collectibles. For a complete listing & details about this sale go to, www.-ClintsandLam.com or call 509-330-0015 or 509-336-2852

### PREMIER AUCTION CENTER HAS AN ONLINE AUCTION THIS WEEK!

Check the website for details, a complete listing & pictures, PremierAuction-Center.HiBid.com Also, mark your calendars for our monthly live auction, Friday, August 14. As always, keep up to date with information on our website, www.PremierAuction-Center.com

### CONSIGN NOW FOR OUR NEXT ONLINE AUCTION AUG 21-26

Preview days August 20, 21 & 22. Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.-com or call 208-994-6003. To register & see photos: www.AuctionNorthwest-LLC.HiBid.com

### NELSON'S TOWING AUCTION

Wednesday, August 12. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. Listing: 2005 Subaru Legacy, red; 2005 Ford F150 Pickup; Black

### CONSIGN NOW FOR OUR NEXT ONLINE AUCTION AUG 21-26

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### IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON

(RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, August 6, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 1963 Scout 80, CJP739, #FC60572A; 1991 Dodge Dakota, 7BD-D45U, #1B7GL23X2MS2-89225; 1997 Plymouth Grand Voyager, BWB-3769, #2P4GP44R8VR14-8500; 2005 Dodge Ram 1500, D09918E, #1D7HU-18DX5S210238


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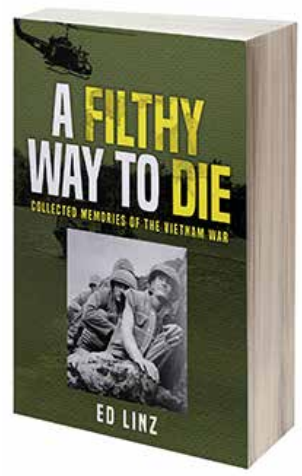
Tuesday, August 11, 2026 at 11am, inspection time 10am-11am. They are wrecked & do not run. 1997 Toyota Paseo, Lic #CTS4644; 2001 Honda Accord, Lic #CTS1080; 2005 Toyota Camry, Lic #CRG9118. Rowe's Towing, 620 E. Iowa, Chelan, WA 98816. 509-682-4555 Registered Disposer #5193

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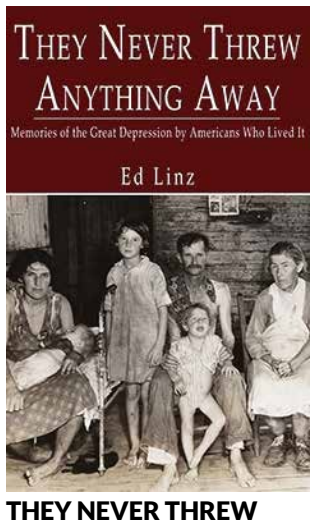


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18. Self-immolation by fire ritual
19. Assigns tasks
21. Popular type of cigar
22. Discounts
23. The whole quantity
24. New York Giants legend
25. Indicates before
28. Lentils
29. Extremely angry
31. Body part
33. "North Star State"
36. David __, US playwright
38. Lower and raise one's head
39. Private rendezvous
41. In a way, improved
44. A place to play
45. Astronomical period of 18 years
46. Automobile
48. Something you can take
49. A radio band
51. Jaws of a voracious animal
52. Short-billed rails
54. Chinese province
56. Shameless
60. Horizontal passage from the surface into a mine
61. Indian respectful titles
62. Fail to entertain
63. Dried-up
64. Central Utah city
65. Southern U.S.
66. German river
67. Necessary for breathing
68. Put into play

**DOWN**
1. Curved segment
2. Wings
3. Yellowish volatile liquid
4. Makes less severe
5. Debit note
6. Overhang
7. The nights before
8. Type of light
9. Lacking enthusiasm
10. Tattle
11. Some is "heavy"
12. One who is canonized
14. Indicates date and place of writing
17. "Peace" in Arabic
20. "Olaf" actor Josh
21. Fragmented rock
23. They __
25. Advanced degree
26. Backside
27. Influential architect and design couple
29. An act of undue intimacy
30. Words from which later words are derived
32. 10 meters
34. Neither
35. Fungal sacs
37. The law of God revealed to Moses
40. A woolen cap of Scottish origin
42. A promise
43. Challenges
47. British Air Aces
49. Large bank
50. Served as an omen
52. Cavalry sword
53. Vaccine developer
55. Belgian WW2 resistance leader Jules
56. Italian Seaport
57. Hip joint
58. __ Clapton, musician
59. Insect repellent
61. Constrictor snake
65 "The First State" (abbr.)

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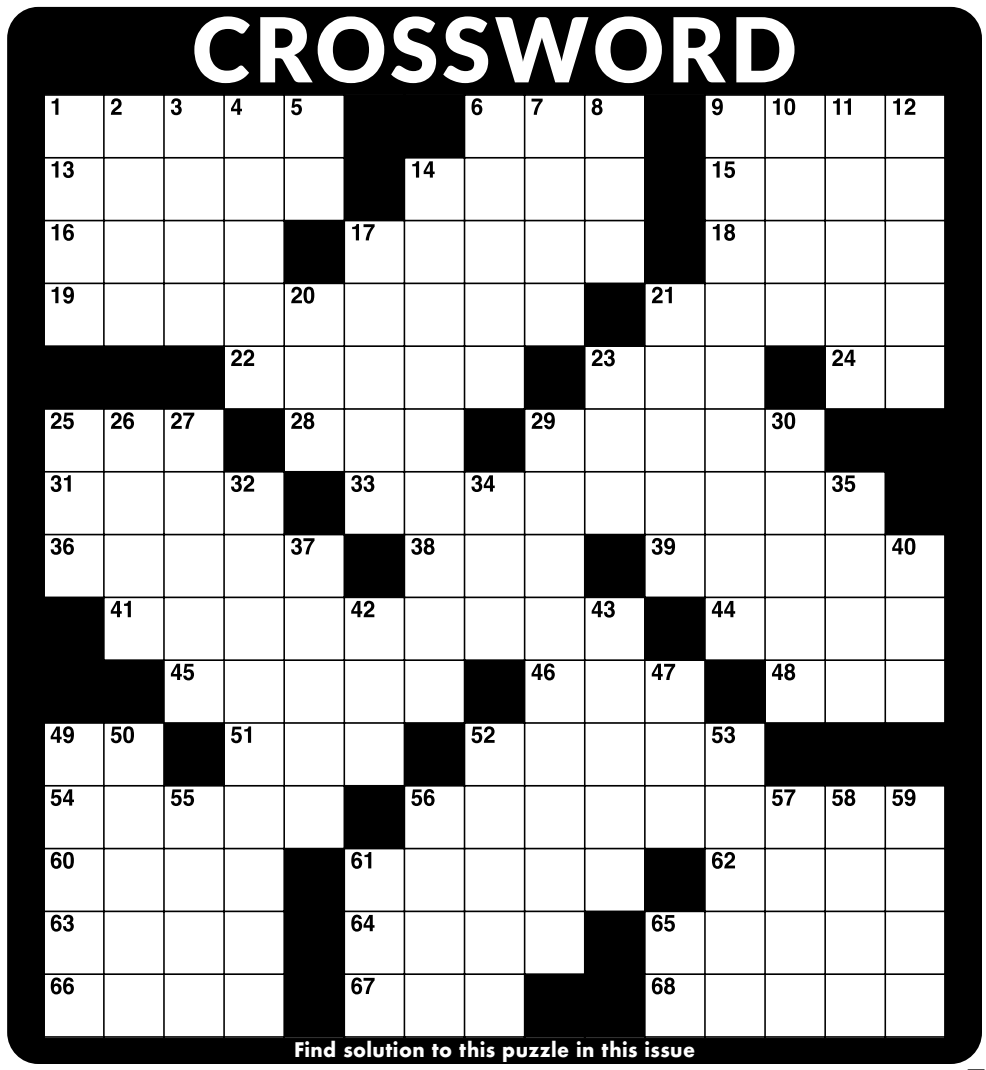

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**IN THE SUPERIOR COURT**
**OF THE STATE OF WASHINGTON**
**FOR PIERCE COUNTY**
**In re Estate of**
**LORRAINE J. TROTTER,**
**Deceased.**
**NO. 26-4-01711-8**
**PROBATE NOTICE TO CREDITORS**

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator, or the attorneys of record, at the address stated below, a copy of the claim and filing the original of the claim with the Clerk of the Court. The claim must be presented within the later of: (1) Thirty (30) days after the Administrator served or mailed the Notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four (4) months after the date of the first publication of the Notice.
If the claim is not presented within this time frame, the claim is forever barred except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
Date of first publication:
July 30, 2026
Administrator: Madeline Trotter
Address for mailing or service:
C/O Rehmke Andreve, P.S.
1021 Regents Blvd.
Fircrest, WA 98466
Court of probate proceedings:
Pierce County Superior Court
Cause number: 26-4-01711-8
SIGNED at Fircrest, Washington,
this 28th day of July, 2026.
Rehmke Andreve, P.S.
/s/ KIAYA M. LETEXIER
WSBA 56316
Attorney for Administrator
(253) 460-3190
Dates of Publication: 7/30/26, 8/6/26, 8/13/26

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**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1034135-BB** Title Order No.: **260028471-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7315924** Parcel Number(s): **55301.7804** Grantor(s) for Recording Purposes under RCW 65.04.015: **WILLIAM DOUGLAS MILLIKEN AND BLANCHE EDWARDS MILLIKEN, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-7, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-7** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Select Portfolio Servicing, Inc.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **9/4/2026**, at **10:00 AM At the South entrance Spokane County Courthouse, 1116 W Broadway, Spokane, WA** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 4 IN SHORT PLAT SP-1677-20, ACCORDING TO PLAT RECORDED IN VOLUME 35 OF SHORT PLATS, PAGE(S) 96-98; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **18008 E APOLLO RD, GREENACRES, WA 99016-5024** Subject to that certain Deed of Trust dated **10/26/2023,** recorded **10/27/2023,** under **Instrument No. 7315924** records of **SPOKANE** County, **Washington**, from **WILLIAM DOUGLAS MILLIKEN AND BLANCHE EDWARDS MILLIKEN, HUSBAND AND WIFE**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ANGEL OAK MORTGAGE SOLUTIONS LLC., A LIMITED LIABILITY CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2024-7, MORTGAGE-BACKED CERTIFICATES, SERIES 2024-7**, the Beneficiary, under an assignment recorded under Auditors File Number **7471551** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$65,462.36**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$784,914.26**, together with interest as provided in the Note from **8/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **9/4/2026**. The defaults referred to in Paragraph III must be cured by **8/24/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/24/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/24/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/19/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1034135-BB. Dated: 4/22/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1034135-BB Sale Line: 855-882-1314 or Login to: **http://www.qualityloan.com** IDSPub #0314496 8/6/2026 8/27/2026

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**NOTICE OF INTENT TO CLAIM**
**ADVERSE POSSESSION AND**
**EXCLUSIVE USE**

**NOTICE IS HEREBY GIVEN** to all heirs, owners, claimants, and members of the public that the undersigned, residing at 1730 East Mallon Avenue, Spokane, WA, is in continuous, open, notorious, exclusive, and hostile possession of the real property designated by Spokane County Tax Parcel ID No. **35162.4506** (commonly known as **1730½ East Mallon Avenue,** Spokane, WA), pursuant to Washington statutory provisions including **RCW 7.28.010** and **RCW 7.28.070**. in use of the year 2026.
The undersigned has exercised continuous physical control, dominion, and maintenance over said parcel-including payment of applicable taxes, erection of physical barriers and gates, and storage of vehicles- under a claim of right adverse to all other persons. This notice serves as public record of ongoing, uninterrupted possession and **use.**
Dated this day the 27th OF JULY 2026.

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**SUPERIOR COURT,**
**STATE OF WASHINGTON,**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of**
**PAULINE M. SULLIVAN,**
**Deceased.**
**NO. 26-4-01417-32**
**NOTICE TO CREDITORS**
**RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
July 30, 2026.
/s/ Amy L. Sullivan
AMY L. SULLIVAN
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

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**IN THE SUPERIOR COURT OF**
**THE STATE OF WASHINGTON**
**IN AND FOR THE**
**COUNTY OF SPOKANE**
**ANITA KAY KOONTZ,**
**PERSONAL REPRESENTATIVE**
**OF THE ESTATE OF WILLIAM**
**VERNON KOONTZ,**
**Deceased, Plaintiff,**
**v.**
**THE ESTATE OF ROBERT M.**
**TARTER, DECEASED, THE ESTATE OF BARBARA A. TARTER, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ROBERT M. TARTER, DECEASED AND BARBARA A. TARTER, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO,**
**Defendants.**
**No: 26203231-32**
**SUMMONS BY PUBLICATION**

The State of Washington to the said: THE ESTATE OF ROBERT M. TARTER, DECEASED, THE ESTATE OF BARBARA A. TARTER, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ROBERT M. TARTER, DECEASED AND BARBARA A. TARTER, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 2nd day of July, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, Anita Kay Koontz, Personal Representative of the Estate of William Vernon Koontz, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, Anita Kay Koontz, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 1st day of July, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
Dates of Publications: 7/2/26, 7/9/26, 7/16/26, 7/23/26, 7/30/26, 8/6/26

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**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1048602-BB** Title Order No.: **CTT26067881** Reference Number of Deed of Trust: **Instrument No. 7379382** Parcel Number(s): **45262.3306** Grantor(s) for Recording Purposes under RCW 65.04.015: **DANIELLE WHITMAN AND SHAWN SUMMA, WIFE AND HUSBAND** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **MIDFIRST BANK** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **MidFirst Bank** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **9/4/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 6, BLOCK 22, EARLY DAWN SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 12, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **1704 S EARLY DAWN DR, SPOKANE VALLEY, WA 99037-9434** Subject to that certain Deed of Trust dated **9/23/2024,** recorded **10/21/2024,** under **Instrument No. 7379382** records of **SPOKANE** County, **Washington**, from **DANIELLE WHITMAN AND SHAWN SUMMA, WIFE AND HUSBAND**, as grantor(s), to **FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **MIDFIRST BANK**, the Beneficiary, under an assignment recorded under Auditors File Number **7467519** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$32,247.39**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$401,129.95**, together with interest as provided in the Note from **8/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **9/4/2026**. The defaults referred to in Paragraph III must be cured by **8/24/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/24/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/24/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/16/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1048602-BB. Dated: 4/17/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1048602-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0314401 8/6/2026 8/27/2026

**NOTICE OF TRUSTEE'S SALE**
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1048510-RM** Title Order No.: **CTT26067572** Reference Number of Deed of Trust: **Instrument No. 7213711** Parcel Number(s): **66314.0406** Grantor(s) for Recording Purposes under RCW 65.04.015: **John E. Hines, unmarried, as his separate estate** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **NEW DAY FINANCIAL, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Cornerstone Home Lending, a division of Cornerstone Capital Bank, SSB** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **9/4/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 6, BLOCK 3, EASTLAND SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGE 21, RECORDS OF SPOKANE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **26824 EAST EASTLAND DRIVE, NEWMAN LAKE, WA 99025-9530** Subject to that certain Deed of Trust dated **6/2/2022,** recorded **6/8/2022,** under **Instrument No. 7213711** records of **SPOKANE** County, **Washington**, from **John E. Hines, unmarried, as his separate estate**, as grantor(s), to **WFG National Title Insurance Company**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc., acting solely as nominee for New Day Financial, LLC, Beneficiary of the Security instrument, Its Successors and Assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **NEW DAY FINANCIAL, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7418312** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$21,155.12.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$230,956.49**, together with interest as provided in the Note from **10/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **9/4/2026**. The defaults referred to in Paragraph III must be cured by **8/24/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/24/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/24/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/31/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1048510-RM. Dated: 4/30/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1048510-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0314678 8/6/2026 8/27/2026

**NOTICE OF TRUSTEE'S SALE**
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1048037-SW** Title Order No.: **CTT26066412** Reference Number of Deed of Trust: **Instrument No. 7101274** Parcel Number(s): **45212.1323** Grantor(s) for Recording Purposes under RCW 65.04.015: **JASON D POLLASTRINI, AN UNMARRIED MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Guild Mortgage Company LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Guild Mortgage Company LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **9/4/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 20 IN BLOCK 2 OF OLD ORCHARD SUBDIVISION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **10723 E 7TH AVE, SPOKANE VALLEY, WA 99206** Subject to that certain Deed of Trust dated **7/12/2021,** recorded **7/15/2021,** under **Instrument No. 7101274** records of **SPOKANE** County, **Washington**, from **JASON D POLLASTRINI, AN UNMARRIED MAN**, as grantor(s), to **FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, A WASHINGTON CORP.**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS DESIGNATED NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Guild Mortgage Company LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7365636** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$17,612.46**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$337,000.03**, together with interest as provided in the Note from **12/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **9/4/2026**. The defaults referred to in Paragraph III must be cured by **8/24/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/24/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/24/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/24/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1048037-SW. Dated: 4/24/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Rodica M Cirstioc, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1048037-SW Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0314541 8/6/2026 8/27/2026

**PROBATE NOTICE TO CREDITORS**
**ESTATE OF KARON A. AUSTING**
**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY**
**ESTATE OF KARON A. AUSTING, 26-4-01266-32**
**PROBATE NOTICE TO CREDITORS. (RCW 11.40.030)**
**PLEASE TAKE NOTICE**
The personal representative named below has been appointed as personal representative of the Estate of Karon A. Austing. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing by first class mail to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication of this Notice: August 6, 2026
Personal Representative:
Michael D. Whipple
of The Whipple Law Group
Attorney for the Personal Representative:
Michael D. Whipple, WSBA # 42695
Address for Mailing or Service:
The Whipple Law Group, PLLC
422 E. 2nd Avenue
Spokane, WA 99202
Ph: (509) 869-3223
Fax: (509) 847-0165

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**SUMMONS 60 DAYS**
**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY**
**Case No. 26-2-03604-32**
**TRUDY BRISENDINE, in her capacity as Personal Representative of the ESTATE OF VIRGIL E. WRIGHT,**
**Plaintiff**
**vs.**
**SPOKANE VALLEY FARMS COMPANY, a dissolved Washington corporation,**
**Defendant.**
**THE STATE OF WASHINGTON TO: SPOKANE VALLEY FARMS COMPANY, and its successors and assigns.**
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after July 23, 2026 and defend the above-entitled action in the above-entitled court, and answer the complaint of the plaintiff TRUDY BRISENDINE, in her capacity as Personal Representative of the ESTATE OF VIRGIL E. WRIGHT, and serve a copy of your answer upon the undersigned attorneys for plaintiff, Spencer A. W. Stromberg of Fennemore Craig, P.C., at the office address below; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.
This action is to quiet title to real property with a street address of Unassigned Address, Spokane Valley, WA 99016, and that is legally described as follows:
Lots Five (5) and Six (6) in Block Twenty-three (23) of CORBIN'S ADDITION TO GREENACRES, in the County of Spokane and State of Washington, as per map thereof recorded in Book "S" of Plats, page 30, in the office of the County Auditor of Spokane County, Washington.
Parcel numbers:
55184.2302 and 55184.2303.
DATED July 20, 2026.
Attorney for Plaintiff:
Spencer A. W. Stromberg
WSBA# 23014;
Fennemore Craig, P.C.
Address for Mailing or Service:
601 W Riverside Avenue, Suite 710
Spokane, WA 99201
Spokane County Superior Court
Cause No. 26-2-03604-32
Dates of Publication: 7/23/26, 7/30/26, 8/6/26, 8/13/26, 8/20/26, 8/27/26

**SUPERIOR COURT, STATE OF WASHINGTON COUNTY OF SPOKANE**
**In re the Matter of the Estate of: PATRICIA NEAL OHASHI, Decedent.**
**NO. 26-4-01423-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Name of Decedent:
PATRICIA NEAL OHASHI
Date of First Publication:
August 6, 2026
Personal Representative:
STUART DOUGLAS CAMPBELL
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service:
GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Ste 908
Spokane, WA 99201
Court of Probate:
Spokane Co. Superior Court
1116 W Broadway Ave, Rm 300
Spokane, WA 99260
Cause No. 26-4-01423-32
Dated: July 29, 2026.
/s/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

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**SUPERIOR COURT OF WASHINGTON FOR KING COUNTY**
**In re the Estate of: ARDIS GALE CREAGER, Deceased.**
**NO. 26-4-05176-1 SEA**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**
The Personal Representative named below has been appointed and has qualified as personal representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
July 30, 2026
Personal Representative:
Sarah J. Carter
c/o Socius Law Group, PLLC,
600 University St., Suite 2510
Seattle, Washington 98101-3139;
Attorney for the Personal Representative:
Robert F. Baker, WSBA #5537
Socius Law Group, PLLC
600 University St., Suite 2510
Seattle, Washington 98101-3139
Address for Mailing or Service:
SOCIUS LAW GROUP, PLLC
600 University St., Suite 2510
Seattle, WA 98101-3139
Attn: Robert F. Baker
Court of probate proceedings and cause number:
King County Superior Court
State of Washington
Cause No. 26-4-05176-1 SEA
Date of Publications: 7/30/26, 8/6/26, 8/13/26

# LEGAL NOTICES

**SUPERIOR COURT OF WASHINGTON**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**ANGEL STAR WHITEMAN,**
**Deceased.**
**No. 26-4-01188-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**

Deborah M. James has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

**DATE OF FIRST PUBLICATION: July 23, 2026**
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
1843 W Broadway Ave
Spokane, WA 99201
(509) 277-6600

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**
**In The Matter of the Estate of JUDITH A. VANDERBOSCH,**
**Deceased.**
**Case No.: 26-4-01449-32**
**PROBATE NOTICE TO CREDITORS**
**RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 8/6/26
Personal Representative: Leonard J. Vanderbosch, Sr.
Attorney for P.R.: Corey F. Brock
Address for Mailing or Service:
Brock Law Firm, P.S.
111 S. Post St., Ste. 2280
Spokane, WA 99201
Leonard J. Vanderbosch, Sr.
Personal Representative

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**SUPERIOR COURT OF WASHINGTON**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**CHARLES J. MAGGIO,**
**Deceased.**
**NO. 26-4-01377-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**

GINA M. MAGGIO has been appointed as Personal Representative of the Estate of CHARLES J. MAGGIO, deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

**DATE OF FIRST PUBLICATION: JULY 23, 2026**
Attorney for Personal Representative:
RICHARD W. PEREDNIA
WSBA #5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

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**SUPERIOR COURT OF WASHINGTON**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**DANA D. VENZIANO,**
**Deceased.**
**NO. 26-4-01181-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**

SADARAH WITHERSPOON and SALINAH WITHERSPOON have been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

**DATE OF FIRST PUBLICATION: July 16, 2026**
Attorney for Personal Representative:
DIANNA J. EVANS, WSBA #45702
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of FLOYD W. HOLMES,**
**Deceased.**
**NO. 26-4-01480-32**
**NOTICE TO CREDITORS**
**RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
August 6, 2026.
/s/ Judith M. Holmes
JUDITH M. HOLMES
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

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**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-24-994047-BB** Title Order No.: **DEF-646470** Reference Number of Deed of Trust: **Instrument No. 5543727** Parcel Number(s): **35301.0711** Grantor(s) for Recording Purposes under RCW 65.04.015: **BENJAMIN PETERSON AND MARY THOMPSON, EACH AS THEIR OWN SEPARATE ESTATE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **U.S. BANK NATIONAL ASSOCIATION** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **U.S. BANK NATIONAL ASSOCIATION** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **9/4/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **THE SOUTH HALF OF LOT 11, BLOCK 7, SOUTH SIDE CABLE ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 66; SITUATED IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **324 W 16TH AVE, SPOKANE, WA 99203-2125** Subject to that certain Deed of Trust dated **5/16/2007,** recorded **6/1/2007,** under **Instrument No. 5543727** records of **SPOKANE** County, **Washington**, from **BENJAMIN PETERSON AND MARY THOMPSON, EACH AS THEIR OWN SEPARATE ESTATE**, as grantor(s), to **FIRST AMERICAN TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WILMINGTON FINANCE, INC., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **U.S. BANK NATIONAL ASSOCIATION**, the Beneficiary, under an assignment recorded under Auditors File Number **6500445** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$72,523.84**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$115,892.09**, together with interest as provided in the Note from **2/1/2022** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **9/4/2026**. The defaults referred to in Paragraph III must be cured by **8/24/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/24/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/24/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **8/12/2024**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-24-994047-BB. Dated: 4/16/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-24-994047-BB Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0314372 8/6/2026 8/27/2026

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**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1055768-BF** Title Order No.: **92873102-0** Reference Number of Deed of Trust: **Instrument No. 6137539** Parcel Number(s): **55084.0911** Grantor(s) for Recording Purposes under RCW 65.04.015: **DALE ROGER HINES, A SINGLE PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Wells Fargo Bank, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Wells Fargo Bank, N.A.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **12/11/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 11, BLOCK 1, GREENACRES ESTATES 2ND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 89, RECORDS OF SPOKANE COUNTY; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **20124 E BALDWIN AVE, LIBERTY LAKE, WA 99016** Subject to that certain Deed of Trust dated **9/28/2012,** recorded **10/12/2012,** under **Instrument No. 6137539** and modified as per Modification Agreement recorded 12/1/2025 as Instrument No. 7455992 records of **SPOKANE** County, **Washington**, from **DALE ROGER HINES, A SINGLE PERSON**, as grantor(s), to **NORTHWEST TRUSTEE SERVICES, LLC**, as original trustee, to secure an obligation in favor of **WELLS FARGO BANK, N.A.**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Wells Fargo Bank, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$12,086.57**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$54,715.96**, together with interest as provided in the Note from **1/1/2026** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **12/11/2026**. The defaults referred to in Paragraph III must be cured by **11/30/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **11/30/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **11/30/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **6/22/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1055768-BF. Dated: 7/27/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1055768-BF Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0316299 7/30/2026 8/6/2026 8/13/2026

# WEEKLY Horoscopes

## August 6th - 12th

### ARIES – Mar 21/Apr 20

You're pure rocket fuel this week, Aries. Charge ahead with all of your bold ideas. Your charisma is off the charts right now. Use it before your energy starts to wane.

### TAURUS – Apr 21/May 21

Treat yourself to something delicious and expensive this week, Taurus. Just do not blame the cosmos when you get the receipt for this luxury.

### GEMINI – May 22/Jun 21

Say yes to spontaneous plans this week, Gemini. Your brain is going a mile a minute, so you may need someone along for the ride to keep you grounded.

### CANCER – Jun 22/Jul 22

Cancer, right now home is your fortress, so create a welcoming space to relax and recharge. You may want to spend some time in the kitchen baking up something delicious.

### LEO – Jul 23/Aug 23

The spotlight is on you this week, Leo. Shine as brightly as you can, post that selfie and own the room you walk into. Be grateful to those who helped get you to the top.

### VIRGO – Aug 24/Sept 22

All of your organizational superpowers will be activated this week, Virgo. Tackle that messy drawer you have been putting off or conquer a chaotic schedule.

### LIBRA – Sept 23/Oct 23

Libra, romance and fun are in the air for you. Your charm level is very high this week, and you may have a lot of people circling in your orbit as a result.

### SCORPIO – Oct 24/Nov 22

Scorpio, you will dig out all of the secrets this week like a super sleuth. Although you are on the hunt for information, remember to keep these pursuits lighthearted.

### SAGITTARIUS – Nov 23/Dec 21

Your adventure mode is engaged, Sagittarius. It's time to book the trip, try an exotic dish or say something wild.

### CAPRICORN – Dec 22/Jan 20

Reward yourself with something that makes you feel important, Capricorn. It may be different depending on the day, and only you know what you desire.

### AQUARIUS – Jan 21/Feb 18

Someone is ready to hear any wild ideas you can come up with, Aquarius. Tap into any genius that arises in your brain and share it with your close crew.

### PISCES – Feb 19/Mar 20

This week is about dreamy and magical vibes, Pisces. It's the perfect time to create art, fall in love with a song or float through the week.

# LEGAL NOTICES

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
CARIDAD DORS,
Deceased.
NO. 26-4-01393-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
July 23, 2026
/s/ MERRILL STANLEY MATZINGER
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

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**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR SPOKANE COUNTY
In Re the Estate of:
ROBERT E. NOFSINGER,
Deceased.
Cause No. 26-4-01469-32
NOTICE TO CREDITORS**

PLEASE TAKE NOTICE that MARY M. NOFSINGER has been appointed as Personal Representative of the above-entitled estate. Any person or entity having a claim against the decedent must present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the attorney of record at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. before the time the claim would be barred by any otherwise applicable statute of limitations.
The claim must be presented within the later of: thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against the decedent's probate and non-probate assets.
DATE OF FILING: August 3, 2026
DATE OF FIRST PUBLICATION:
August 6, 2026
DATED this 3rd day of August 2026.
GOERTZ & LAMBRECHT PLLC
/s/ Amy J. Goertz
Amy J. Goertz, WSBA No. 25173
Attorney for Personal Representative
2829 S. Grand Blvd., Suite 303
Spokane, WA 99203

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**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE
COUNTY OF SPOKANE
In the Matter of the Estate of:
MARTHA V. DRAPER,
Deceased.
NO. 26-4-01307-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030)(NTCRD)**

The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedents' probate and nonprobate assets.
PATRICE K. GORTON
Personal Representative
KENDEL FROESE, WSBA #54009
Attorney for Personal Representative
Address for Mailing or Service:
Palm & Froese Law PLLC
521 N. Argonne, Building B, Ste 103
Spokane Valley, WA 99212
509.822.8221
Dates of Publications: 7/23/26, 7/30/26, 8/6/26

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**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
KATHLEEN J. THOM,
Deceased.
NO. 26-4-01378-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
7/23/2026
/s/ LALENIA H. SEIFERT
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

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**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In the Matter of the Estate of
GARY G. BORHAUER,
Deceased.
Case No.: 26-4-01354-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 7/23/2026
Personal Representative:
Theresa-Ann N. Borhauer
Attorney for P.R.: Norman D. Brock
Address for Mailing or Service:
Brock Law Firm, P.S.
111 S. Post St., Ste. 2280
Spokane, WA 99201
/s/ Theresa-Ann N. Borhauer
Personal Representative

LIEN SALE **PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 15610 W Highway 2 Trlr #C10, Medical Lake, WA 99022-9751, will take place on **September 3, 2026, at 10:30 a.m.** at the following address:

**Fairchild Community LLC
15610 W Highway 2 Trlr #C10,
Medical Lake, WA 99022-9751**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

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**SUPERIOR COURT, STATE OF
WASHINGTON, COUNTY OF
SPOKANE
In the Matter of the Estate of
CLARA S. BRIMLOW,
Deceased.
NO. 26-4-01271-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
August 6, 2026
CHRISTIAN B. MIKLETHUN,
Personal Representative
By: STEVEN O. ANDERSON,
Attorney for Estate
Presented By:
STAMPER RUBENS, P.S
/s/ Steven O. Anderson
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

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**SUPERIOR COURT OF
WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
CAROL JOSEPHINE BOYER,
Deceased.
CASE NO. 26-4-01418-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 7/30/2026
Personal Representative:
KLAYTON W. KIDWELL
Attorney for Personal Representatives: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: 7/27/2026
/s/ MICHAEL J. BRESSON
WSBA #27376
Attorney for Estate

LIEN SALE **PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 15610 W Highway 2, Lot A2, Medical Lake, WA 99022, will take place on **September 3, 2026, at 10:00 a.m.** at the following address:

**Fairchild Community LLC
15610 W Highway 2, Lot A2,
Medical Lake, WA 99022**

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# Fishing Magician

Dave Loughrie

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net

"The Outdoor Insider"

Can you believe it's August already? I had a long list of places I wanted to fish this summer, and there are still many that I haven't checked off. I had better get in gear and get out on the water. Before you know it, fall will be here!

I haven't been to Potholes Reservoir for months, and I wanted to know if it would be worth a trip down there. So, I sent a text to Shelby Ross, of Ross Outdoor Adventures, and asked him how the walleye bite was there now. Whom ever came up with the phrase "a picture is worth a thousand words" got that right in this case. He just sent me a photo of a recent trip, showing a family of four with a stringer of fish that was amazing. On the stringer was almost a dozen very nice walleye, over 20 really good-sized crappie, some big bluegill and even a whopper perch. He didn't have to say a word. This photo just said FUN, and lots of good eats. I am going to plan a trip to Potholes as soon as I can. We always pick up some big bluegill and some crappie when we are trolling for walleye, and if we want to get serious we look for one of the habitat boxes that are scattered throughout the reservoir. I think there is even a map that shows their locations. I bet the folks at the Mar Don tackle shop can tell you where to get one. We have found several boxes while trolling for walleye. When we do we switch to spinning rods with a hook, sinker and a chunk of worm and cast near them. What a blast!

My wife and I eat a lot of fish, and I often have enough in the freezer to give to family and neighbors. There are a couple of species that we tend to horde, because we like to eat them so much. One is walleye and the other is kokanee. I rarely go after trout anymore, because kokanee are so much better eating, and there are several lakes where they are abundant. Very close to our home in Leavenworth is Fish Lake, which added kokanee to the lake just a few years ago. You can usually count on catching kokanee on Lake Chelan, and just over the hill from Manson is Wapato Lake, which can produce some of the biggest kokanee in the region. Known for abundant numbers of smaller kokanee is Deep Lake, north of Soap Lake, above Park Lake. In the Spokane area there are several lakes that offer kokanee fishing. Badger Lake is probably the most popular, but anglers can also catch kokanee at Loon Lake and Clear Lake. East of Spokane in Idaho is Lake Coeur d' Alene where kokanee are especially large this season and nearby Hayden Lake produces big kokanee as well.

I checked in with a couple of guide buddies to see what they were up to this summer. Nate Stully of Stully's Guide Service said he was busy catching kokanee on Lake Chelan and catch and release sturgeon fishing on the Columbia River. Kevin Witte, of Up River Guide Service, said that he was still getting walleye in the Kettle Falls area on Lake Roosevelt. He goes when the smoke clears. It should be a pretty good year for walleye anglers on the big reservoir. Since 2002, the co-managers have conducted Fall Walleye Index Netting (FWIN) to monitor the walleye population. Monitoring enables managers to track the abundance, age, growth, condition, sex ratio, and age at maturity. WDFW reports that the walleye fishery has remained stable and resilient over time. Abundance of walleye decreased slightly in 2024 but was above the 20-year average. There were two large year classes detected for the 2025 fishery: age-2 fish that will be 12-14 inches and age-4 fish that will be 16-18 inches. Abundance of these age-4 fish was a record over the 23-year dataset, so anglers can expect better fishing for quality-size walleye than past years.

I am often asked where to take kids so they can catch fish easily and not get bored. There are many lakes throughout the region that offer good fishing for perch. Fishing for perch is not complicated. It just takes a hook and sinker and a piece nightcrawler to catch them. Sometimes you don't even need a rod. My Dad took a bunch of us kids perch fishing when we were all about six to eight years old. He rented a boat at a local lake and when he was anchored, handed each of us a reel. Just a reel. He had a hook and sinker on the line and after baiting the hook lowered each line down to the bottom. He told us to jerk when something pulled on the line and bring it in hand over hand. He didn't want a boat load of kids waving rods around, trying to cast, or playing swords when they didn't get a bite right away. It worked great. He was busy unhooking perch and baiting the hooks and we wound up with a basket full of fat perch. He paid a penny a piece to get them filleted—what a deal! This week's photo is of a happy youngster, Mabel Jima, with a nice perch.

I want to thank all of you that have subscribed to the FishingMagician.com Facebook page. It may not seem like much, but it really helps keep me on the road and afloat to do the reports that I do. You will soon be seeing information about fishing opportunities in north Idaho, in addition to the areas that I have been covering for years. All of this costs. The time and travel, fuel and licenses, etc. I also wanted to let you know that I have recently produced a series of videos that include reviews of some of my favorite products. These will be available to subscribers to the FishingMagician.com Facebook page. Things that I personally use when I am fishing for the different species available to us in this region. There are some tips and tricks that I share with subscribers as well. If you like what I do and want to learn more about what I use to catch fish and the products that I personally prefer, just click on the Subscriber button on my page. Thanks in advance!

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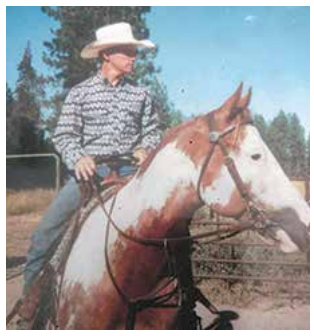

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# OPERATION DOG TAG

**OperationDogTag.org**

I think Operation Dog Tag is a great program. I don't have a dog presently but they are going to locate a suitable one. I personally hope they can find a female Akita that can help me with many tasks. After I had the privilege of observing the group I could see how ODT helps veterans like us to connect back into society. I think somehow these dogs make life a little easier for those with chronic pain.

Joe Scheffer, being a Vietnam combat vet with the USMC and certified dog trainer, also has the ability to relate with us, so that becomes a win, win situation. We also are able to participate in the training of our own dog and that appeals to me.

I am excited and looking forward to finding my very own four legged "Battle Buddy."

*Michael Holmes / Spec.4 US Army*
*IRAQ 2011 / Operation New Dawn*

## A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

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**Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.**

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

**- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC**

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**FRENCH BULLDOG**
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**RED MALE DACHSHUND PUPPY**
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**AKC FRENCH BULLDOG PUPPIES**
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2 males ready for their forever homes, hypoallergenic & non-shedding, vaccinated & dewormed, born May 7, approx. mature weight 14 lbs, small breed, care package included, $700. Call/text 509-515-6997 Granger

**CHIHUAHUA MIX**
Born June 8, these sweet babies are raised inside a loving home & are very well-socialized, happy & playful, eating solid food, starting on puppy pad training, are the perfect size for apartments or family homes. Boys: 2 handsome, playful males with wonderful personalities, $500 each. Girl: 1 beautiful, extra-tiny female, is smallest of the litter & a total sweetheart. $600. They are healthy, full of love & ready to meet their new families! Please contact Vivianna, 509-975-4111 Tri-Cities

**THE EXCHANGE HAS THE RIGHT**
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

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There are multiple cats and dogs available for adoption at the ***Spokane Humane Society***

*Contact one of your local shelters today to meet your new companion!*

- **Spokane Humane Society:** 509-467-5235 www.SpokaneHumaneSociety.org
- **SpokAnimal:** 509-534-8133 www.Spokanimal.org
- **Benton Franklin Humane Society:** (509) 374-4235 www.BFHS.com

***Please Spay or Neuter Your Pets!***


Alliance of
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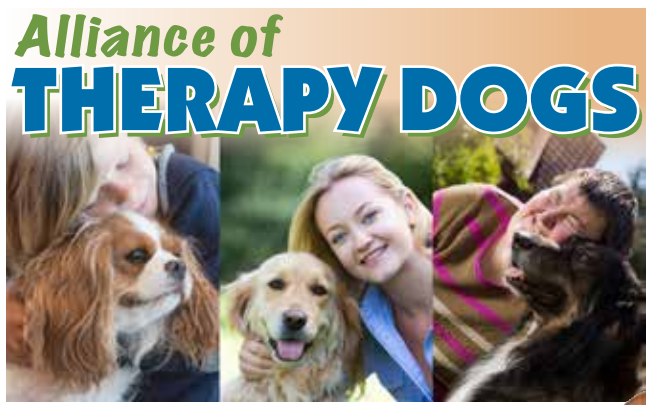

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There is a huge need in this area for Therapy Dogs to visit medical facilities, retirement homes, hospice care, etc.

It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.

WE TEST YOU & YOUR DOG AT NO CHARGE!

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# DOGS

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Vaccinated, dewormed, wellness vet check, 12 weeks, white body, brown head, $800. 509-990-9369 Cheney

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**YORKIE TERRIER PUPPY**
One male left, tail is docked, dewclaws removed, $500. Call 509-541-7906 Spokane

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Five females & four males, 3 brown, 3 black & 3 white spotted, have shots, dewormed & records. Born June 9, looking for new homes, will make a good friend & hunter, $300. 208-255-8030 Kooskia

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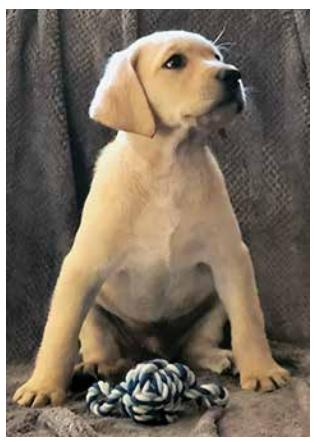

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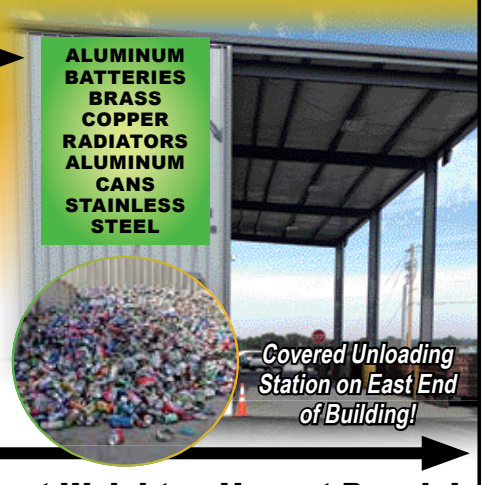


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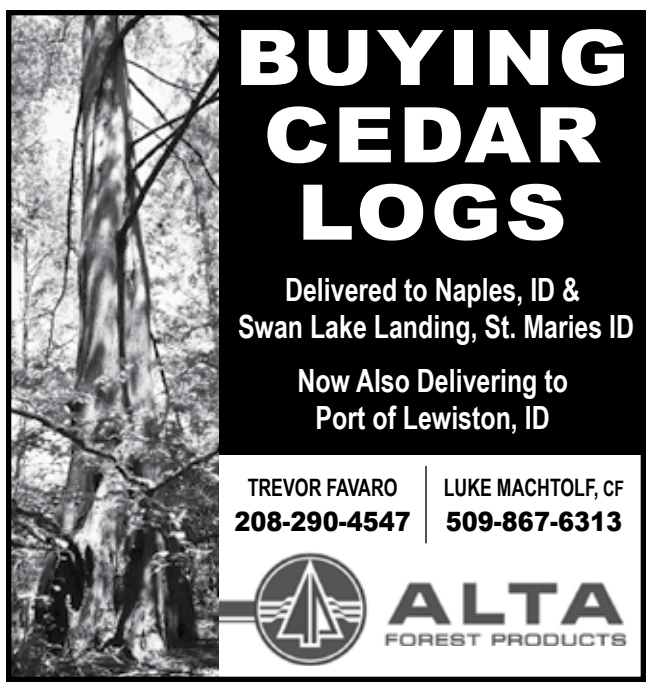

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## *Trends & Advice*

by Brandon Palmer
*Designated Broker*

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*"From Spokane to the Canadian Border"*

## EASEMENT PROBLEMS

When purchasing property, buyers are usually more concerned about easements that cross or burden the property they are considering than they are about the nature and scope of the benefiting easement that allows them to access the property. When the time comes for closing, the closing agent shows the buyer a map and the portion of the title report that identifies the easements crossing the property (and other clouds on the title). However, unless there is some type of maintenance agreement, the easement that benefits the subject property (and provides access) will usually not appear on the title report. It takes additional research to locate those documents and read the full content and legal description of the easement.

The following are some important considerations when reviewing an easement document:

1. Is the legal description of both the benefitted property and the burdened property, as well as the exact location of the easement, clear and accurate?

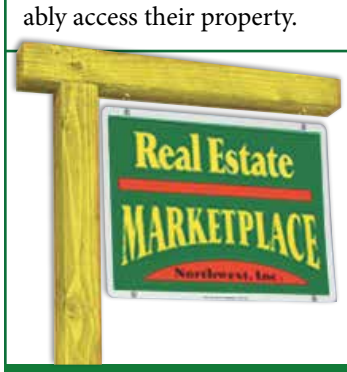
2. Does the language specify that it is an appurtenant easement that runs with the land rather than one granted only to an individual or entity? Just because an easement runs with the land does not necessarily mean it is perpetual unless that is specifically stated. Ideally, the easement should be irrevocable, perpetual, and transferable.

3. Is the permitted use clearly defined, such as ingress, egress, and utilities, or is there other language that clearly defines the purpose and scope of the easement? Is the easement intended to serve a single residence, or does it allow for expanded uses such as a future subdivision, guests, contractors, or commercial activities?

4. Does it specify construction specifications, as well as repair and maintenance responsibilities?

5. Does it address issues such as gates, speed bumps, parallel fencing, the use of ORVs or ATVs, or potential damage caused by heavy commercial truck traffic?

In a recent case, a property owner installed a couple of gates at various points along an easement road located on their property. The road also served as the driveway for an adjoining property owner. The gates were installed to keep out unauthorized users who had been crossing the property illegally to access adjoining state land for recreational purposes. The owner of the benefitted property became very upset because they would now have to open and close the gates each time they entered or exited their property. They were disappointed to learn that the servient property owner had the legal right to install the gates, provided the benefited property owner could still reasonably access their property.

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Rental potential. Remodeled 1946 home on the historic registry, 3 bedrooms, 2 baths, original hardwood floors, park views. 2 bedrooms & full bath on main level, living room with fireplace, charming kitchen, finished lower level with second kitchen, spacious family room, additional bedroom, full bath, laundry & second fireplace. Ideal for multi-generational living, guests or rental income. Fully fenced backyard, detached 2 car garage with alley access, off-street parking, $449,900. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

**OLD 46x12' MANUFACTURED HOME**
Has an addition attached to it which is 12x15', needs lots of work, free if you can move the home. Located in Deer Park, pictures available upon request. Call or text, 206-499-5626

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3 bedroom, 3 bath home with majestic views, elegance, & rustic charm throughout the home. Barn with stalls, hay storage & a bunkhouse, fenced pastures, near riding trails, incredible shop for all your hobbies & projects, this home is a must see! $895,000. Call or text Jane Reilly, 509-951-1143 Real Estate Marketplace, NW Inc.

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Enjoy breathtaking riverfront living on 0.66 acres with stunning views & direct frontage along the Kettle River at the 1310 Line. Spacious 1,986 sq.ft. home, main floor living with no stairs, 30x40' shop with power & concrete floor. Primary suite with jetted tub, separate shower, French doors to deck & spectacular river views. Two additional bedrooms & a full bath, kitchen has quality cabinetry, matching appliances & opens to the dining room. Gas fireplace, backup generator, beautifully landscaped, underground sprinklers, raised garden beds, perennials, fruit trees & a greenhouse, oversized 26x26' garage plus shop, minutes to Barstow & outdoor recreation, new price, $660,000. Call or text Lenae Thornton, Keller Williams Spokane, 509-209-0741

**MARLETTE HOMES, GOLDEN WEST HOMES, CLAYTON HOMES,**
Cavco Homes, Fleetwood Homes & Palm Harbor Homes with online pricing including delivery & set up. The Home Boys, 3335 Travel Plaza Way, Pasco, WA 99301, 509-416-2840 or The Home Boys, 15906 E Sprague, Spokane Valley, WA, 99037, 509-481-9830, or online: www.-TheHomeBoys.com Open 7 days a week 9am-5pm

**DUPLEX FOR RENT**
3 bedroom, 1-3/4 bath, single car attached garage, new gas furnace & AC, sprinkler system & lawn service provided, fenced backyard, no pets, available now, $1950/ month. Great location, 6422 East 11th Avenue. Call or text, 509-701-3737 Spokane

**10 ACRES OF HEAVILY TIMBERED PROPERTY**
With spring & power on site. Located on Stagecoach Road 20 miles south of Lewiston, $275,000. For sale by owner, call 208-746-0695 or text 208-791-8666

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# ACREAGE, LOTS & LAND

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Excellent privacy, West Davis Road, Deer Park, fronts paved County road, power at front, 1/3 of property is open & slopes up. Three parcels to choose from, $179,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

**30 ACRES LOWER MT. SPOKANE**
Beautiful Mt. Spokane forest land with a perfect clearing area for building, $575,000. Call Jerry 509-217-2870 Mead

**DREAMING OF THE PERFECT BUILDING THIS YEAR?**
Cordis Designs designs shops, garages, barns & barndominiums, residences, warehouses, aircraft hangars & much more! Design drawings, calculations, permit support & quick turnaround. Call or text, 509-869-0976

**UNDEVELOPED 2.77 ACRE PARCEL, LINCOLN WASHINGTON**
Five minutes from the boat launch, water & power at property line. For sale by owner, $150,000. Call 509-679-3400

**87.16 ACRE PROPERTY WITH POWER & WELL**
This exceptional property offers the freedom & infrastructure buyers are looking for! Featuring a high-producing 50+ GPM well, installed 400-amp power service, & no CCRs. Located in Spokane County near Cheney & Spokane, this buildable acreage is ideal for a custom home, horse property, farm, ranch, recreational retreat, or future development opportunity. Fully fenced, productive hay ground, open pasture, & a year-round pond, creating an excellent setting for livestock, horses, & agricultural use. With subdivision potential into multiple parcels, buyer to verify, this property also presents a valuable investment opportunity for builders & developers. Enjoy the privacy of country living while remaining just minutes from Cheney, Spokane, & Spokane International Airport. Rarely does a property combine acreage, infrastructure, flexibility, & development potential in such a desirable location, $499,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

**5 ACRES OF PRIME REAL ESTATE ON HWY 2**
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Purchased new in 2024 off lot with MSRP of $54,055. This destination trailer sleeps eight with a full size bedroom & additional sleeping space in living room, two large slide outs, awning, fireplace, TV, solar, full size refrigerator with plenty of walking space while you cook. Too many amenities to list, come see this gorgeous home, $38,000 or best offer. Call 509-435-2752 Spokane Valley

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Makes & models of RVs, 5th wheels, travel trailers, motorhomes, etc. Also move & relocate RVs of all types. 30+ years experience in the business. Fast, professional service, reasonable rates. Please call or text 208-783-5229 Post Falls

**TRANSCEND XPLOR MODEL 231RK TRAILER**
Used very little, solar panel, back up cameras, includes heavy duty hitch & cover, fully equiped inside & out, $26,500. Call 509-952-8406 Moses Lake

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**1999 AMERICAN EAGLE 40FT MOTORHOME**
Very good condition, runs & drives great, one large slide in kitchen/ living room, 350hp Cummins motor, Spartan chassis, high end coach, 7-1/2 diesel generator, $21,500. Call or text, 208-661-2613 Asotin

**NEED A HOME? 34 ' 1990 PACE ARROW MOTORHOME**
Very clean, microwave, queen bed, three new batteries, $11,500. Call 208-687-9262 Hayden

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4.5hp motor, tank & hoses, with oars, good shape, $600. Call Wayne, 509-750-1409 Warden

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Two motors, $1,600 or best offer. Call for more information, 509-760-7967 Wenatchee

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## CARS, TRUCKS & SUVs

**1986 ALFA ROMEO SPIDER VELOCE**
Convertible, 200 CC, fuel injection, red with black interior, good top & tires, fun to drive, $80,000. Dave, 509-927-3641 Otis Orchards

**PRICE REDUCED! 2006 JEEP GRAND CHEROKEE LIMITED**
New transmission, 125,000 miles, color black, sunroof & roof rack, interior grey leather, very good condition, $4400. 509-464-2730 Spokane

**IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON**
(RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, August 6, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 1963 Scout 80, CJP739, #FC60572A; 1991 Dodge Dakota, 7BDD45U, #1B7GL23X2MS289225; 1997 Plymouth Grand Voyager, BWB3769, #2P4GP44R8VR148500; 2005 Dodge Ram 1500, D09918E, #1D7HU18DX5S210238

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**2004 CHRYSLER PT CRUISER GT TURBO**
4 cylinder, automatic, loaded, leather, sunroof, decent tires, custom wheels, runs & drives good $1895 or best offer. 509-489-5286 Spokane

**1977 CHEVY NOVA 2 DOOR**
Red with black interior, 65,000 miles, 350 Chevy motor, Promax heads, chrome intake manifold, posi rear end, 342 ratio. I have owned the car for 10 years & have all the paperwork, $25,000. Call 509-290-7531 Spokane Valley

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Dependable, reliable service. Call Good Guys Towing, 509-218-2190 Spokane

**1968 SEAFOAM GREEN MUSTANG**
289 automatic, power steering, disc front brakes, new parchment interior, runs & drives well, $16,000 or best offer. Call 509-730-7956 Spokane

**2011 DODGE RAM**
Heavy duty Weston fuel flex 4x4, 6' long bed, with newer engine, still under warranty, fully loaded. Call for details, 509-760-7967 Wenatchee

**1998 FORD RANGER XLT**
Extra cab, 2WD 4 cylinder, 5 speed, decent rig, mechanic's special- won't start! $1495 or best offer. 509-489-5286 Spokane

NEW LOCATION Aug. 7-8 2026
Online registration open now.
In person registration Friday, August 7th
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Friday Cruise 10:00 AM
Friday Kick-Off Party 5:00 PM
Saturday Show 8:00 AM
Awards at 5:00 PM
• Live Band
• Beer Garden
• Special Room Rates
4th Annual
Online Registration: greatnwgathering.com

# CARS, TRUCKS & SUVs

**1929 MODEL A COUPE**
Fully restored will be auctioned at Clints & Lam Auction, Saturday, August 8 at 9am. For a complete listing & details about this sale go to, www.ClintsandLam.-com or call 509-330-0015 or 509-336-2852

**2000 MERCURY SABLE**
V6, auto loaded, cold AC, 187,000 original miles, new brakes, decent tires, many new parts, runs & drives excellent, oil changed, $1595 or best offer. 509-489-5286 Spokane

**BUYING JUNK CARS, REPAIRABLE RVS**
Old motorcycles too. Dependable service! Good Guys Towing, 509-218-2190 Spokane

**1935 FORD COUPE**
Small black Chevrolet, running gear, 12 bolt Chevelle rear end, excellent car to start with, runs & drives, Mustang front suspension, $18,000 or best offer. 509-489-5286 Spokane

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**HOT AUGUST DEALS!**

| | | | |
|---|---|---|---|
| **2007 HONDA ACCORD EX** *Stock #11966A* (int.& ext. perfect, bad engine) | Blowout! | WAS $5,995 | $688 |
| **2012 CHEVY SONIC** *Stock #11117* (runs great, needs clutch) | Blowout! | WAS $4,995 | $888 |
| **2014 KIA SOL** *Stock #12691* (auto, Great gas saver!) | Blowout! | WAS $4,995 | $1,988 |
| **2018 FORD FOCUS SE** *Stock #11620A* (Automatic, PS/PW) | Blowout! | WAS $8,995 | $1,988 |
| **2003 CHEVY IMPALA** *Stock #12770A* (Auto, LS, Runs & Drives Great) | | WAS $3,995 | $1,988 |
| **2012 CADILLAC SRX** *Stock #12645*(AWD, Runs & Drives, Minor Damage) | | WAS $7,995 | $2,988 |
| **2007 GMC ENVOY** *Stock #12248* (AWD, Like New, Leather) | Blowout! | WAS $4,995 | $2,988 |
| **2007 MITSUBISHI OUTLANDER** *Stock #12179* (AWD, Leather) | | WAS $4,995 | $3,988 |
| **2008 VOLKSWAGEN BETTLE** *Stock #12351A* (Automatic, Loaded) | | WAS $4,995 | $3,988 |
| **1999 CHEVY 1500** *Stock #12734* (4x4, Standard Cab) | | WAS $4,995 | $3,988 |
| **2014 CHEVY CRUZE LT** *Stock #12552A* (Super Clean, Leather) | Diesel! | WAS $5,995 | $4,988 |
| **2002 DODGE RAM** *Stock #12752A* (4x4, SLT 4 door) | | WAS $7,995 | $6,988 |
| **2013 TOYOTA PRIUS** *Stock #11345* (Oh, what a feelin') | | WAS $9,995 | $7,988 |
| **2012 GMC ACARDIA** *Stock #12685* (AWD, Leather, Loaded) | | WAS $8,995 | $7,988 |
| **2016 CHEVY SILVERADO** *Stock #12847* (4x4, Super Clean) | | WAS $9,995 | $8,988 |

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**2014 CORVETTE STINGRAY**
Yellow & black, very, very comfortable, only 14,000 miles, asking $60,000. 208-620-0041 Coeur d'Alene

**1993 CORVETTE 40TH EDITION LT1 350 MOTOR**
New tires, battery & air conditioner, garnet color, new paint upgrade, 76,800 miles, excellent condition, garaged, $12,800. 208-451-5833 Grangeville

**1957 CHEVY 210 HANDYMAN**
Restomod, 350 crate motor, 700R4 trans, 650 Edelbrok, serpentine, AC, front discs, frame off restoration, photo album, visor, car cover, etc., $30,000 or best offer. Please text 425-495-3869 Spokane

**2012 KIA FORTE EX**
4 cylinder automatic, loaded, cold AC. like new tires, oil changed, runs & drives good $2695 or best offer. 509-489-5286 Spokane

**2015 NISSAN VERSA NOTE SV**
4 cylinder automatic, loaded, cold AC, like new tires, oil changed, runs & drives, excellent, $3195 or best offer. 509-489-5280 Spokane

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Washington, Idaho, Montana, Oregon, register your vintage year license plates to the same year auto, pay only a one time fee. 509-926-9266; 509-999-9855 Spokane, dlee40@comcast.net

**2011 DODGE RAM**
Heavy duty Weston fuel flex 4x4, 6' long bed, with newer engine, still under warranty, fully loaded. Call for details, 509-760-7967 Wenatchee

**PRICE REDUCED! 2006 JEEP GRAND CHEROKEE LIMITED**
New transmission, 125,000 miles, color black, sunroof & roof rack, interior grey leather, very good condition, $4400. 509-464-2730 Spokane

# NW MOTORSPORTS Report

*"Going fast is your job...Telling people about it is ours...!"*

## CUSTOM CARS

*The Great Northwest Gathering car show will move from the Spokane Fair and Expo Center to the Coeur d'Alene Casino in Worley, Idaho. CDA Casino photo*

**Great N.W. Gathering moves to CDA Casino**

WORLEY, Idaho — The 4th Annual Great Northwest Gathering car show carries on, but in a new location for the Aug. 7-8 event.

Staged previously at the Spokane Fair and Expo Center, event promoter Brian Anderson decided the shift to the Idaho venue was necessary.

"(It's a) nice change of venue and they want me there," Anderson, who also produces the Spokane Speed and Custom Show in the spring wrote in an email.

Entries are coming from all over the Northwest, Canada and California with 400-plus already registered through late July.

Live music will also be present each day and include Sammy Eubanks Friday night.

Awards will be presented at 5 p.m. Saturday with a parking lot cruise to follow after awards. Vehicle entries can still register and pay Friday or Saturday morning at greatnwgathering.com.

## HYDROPLANES

*Points leader Andrew Tate strengthened his hold on H1 season standings with his win at Seafair Apollo Mechanical Cup. H1 photo*

**Andrew Tate defends Seafair title**
**Sets new course record at Apollo Mechanical Cup**

*From H1 media*

SEATTLE (Aug. 2, 2026) — Andrew Tate and the U-1 Miss BWR Racing successfully defended their Seafair title Sunday afternoon, capturing the Apollo Mechanical Cup for the second consecutive year after an exciting battle with Jimmy Shane and the U-27 Miss Apollo. The two championship contenders raced side-by-side for much of the final, thrilling the thousands of fans lining the shores of Lake Washington before Tate pulled away to secure another prestigious Seattle victory.

In the process, Tate also established a new Seafair final heat course record, averaging 143.423 mph, eclipsing the previous mark of 141.880 mph, set by John Theoret in the Miss Beacon Plumbing in 2006.

Behind the leaders, Dylan Runne delivered one of the strongest performances of his H1 Unlimited career, bringing the U-40 Bucket List Racing home in third to earn the team's first podium finish of the 2026 season. Runne held off a hard-charging Jamie Nilsen in the U-11 FLAV-R-PAC, whose fourth-place finish capped another impressive weekend. Nilsen and his team continued to exceed expectations, showcasing the speed and consistency that have quickly established them as one of the rising contenders on the circuit.

With his second consecutive victory at Seafair, Tate strengthens his position in the National High Points Championship as H1 Unlimited now turns its attention to the final race of the season, the Bayfair Cup in San Diego, September 18-20.

**BOX RESULTS**

**Official Final Results – Apollo Mechanical Cup**

U-1 Miss BWR Racing – Andrew Tate
U-27 Miss Apollo – Jimmy Shane
U-40 Bucket List Racing – Dylan Runne
U-11 FLAV-R-PAC – Jamie Nilsen
U-12 Graham Trucking – Jeff Bernard
U-3 Miss Tahoe – Corey Peabody

## STOCK CARS

*Alan Cress made it two Kennedy Classic victories in a row, Aug. 1 at South Sound Speedway. NWSLM photo*

**Cress captures South Sound NWSLM race**

*From NWSLM Media & NW Motorsports News Services*

Tenino, Wash. (Aug. 1, 2026) – Alan Cress continued his recent success at South Sound Speedway (WA) Saturday night, claiming a hard-fought victory in the "Weatherguard Roofing – Kennedy Classic 200" before a packed grandstand.

Cress had to come from the back twice to earn the victory in Round #3 of the Northwest Super Late Model Series presented by Knottical Marine, taking home $8.000 for his effort. Cress in now the fifth driver to score multiple wins in the traditional "South Sound / Miller 200" event at the 3/8-mile oval. It is a feat he was excited to duplicate at his home track.

"It is awesome," Cress said from Victory Circle. "Not very many people have done it twice."

Cress, from Stayton, Oregon took the lead for the final time on lap 158, racing from third to the lead on the outside. He led Brandon Carlson and Dave Garber across the line as the checkered flag waved.

The next event for the Northwest Super Late Model Series will be the traditional "Neal Newberry 125" at the Wenatchee Valley Super-Oval on August 29.

NW MOTORSPORTS Report
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